



Planning, Housing and
Environmental Health

Development Control
Gibson Building, Gibson Drive
Kings Hill, West Malling
Kent ME19 4LZ

Switchboard	01732 844522
Minicom	01732 874958 (text only)
Web Site	http://www.tmbc.gov.uk
Email	planning.applications@tmbc.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling and listed building consent.

Town and Country Planning Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Yew Tree Cottage"/>
Address line 1	<input type="text" value="Upper Green Road"/>
Address line 2	<input type="text" value="Shipbourne"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Tonbridge"/>
Postcode	<input type="text" value="TN11 9PL"/>

Description of site location must be completed if postcode is not known:

Easting (x)	<input type="text" value="559534"/>
Northing (y)	<input type="text" value="152316"/>

Description

2. Applicant Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Lown"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Yew Tree Cottage, Upper Green Road"/>
Address line 2	<input type="text" value="Shipbourne"/>
Address line 3	<input type="text"/>

2. Applicant Details

Town/city	<input type="text" value="Tonbridge"/>
Country	<input type="text"/>
Postcode	<input type="text" value="TN11 9PL"/>
Are you an agent acting on behalf of the applicant?	
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

☒ Yes ☐ No

3. Agent Details

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Richard"/>
Surname	<input type="text" value="Kostyrka"/>
Company name	<input type="text" value="RK ARCHITECTURAL SERVICES LTD."/>
Address line 1	<input type="text" value="Sparrows"/>
Address line 2	<input type="text" value="Ashes Lane"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Tonbridge"/>
Country	<input type="text" value="United Kingdom"/>
Postcode	<input type="text" value="TN11 0AP"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

4. Description of Proposed Works

Please describe the proposed works:

Has the work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

6. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building? ☐ Yes ☒ No

7. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building? ☒ Yes ☐ No

If Yes, which of the following does the proposal involve?

- a) Total demolition of the listed building ☐ Yes ☒ No
- b) Demolition of a building within the curtilage of the listed building ☐ Yes ☒ No
- c) Demolition of a part of the listed building ☒ Yes ☐ No

If the answer to c) is Yes

What is the total volume of the listed building?	1160.00
Cubic metres	
What is the volume of the part to be demolished?	30.70
Cubic metres	

What was the date (approximately) of the erection of the part to be removed?

Month	8
Year	1975

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

Rear dining room extension formed from single skin brickwork, hung tile & timber-clad elevationswith large metal d/g sliding doors & exposed structure to vaulted roof with 2no. heritage rooflights.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

To rebuild a similarly proportioned structure in matching materials structurallylinked to kitchen structure to be larger & insulated to improve thermal efficiency.

8. Listed Building Alterations

Do the proposed works include alterations to a listed building? ☒ Yes ☐ No

If Yes, do the proposed works include

- a) works to the interior of the building? ☒ Yes ☐ No
- b) works to the exterior of the building? ☒ Yes ☐ No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

8. Listed Building Alterations

Attached Existing/demolition & proposed drawings , artists impressions & planning & heritage statement.

9. Materials

Does the proposed development require any materials to be used?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	brick facing, hung tile, ragstone, red stock brick & oakframe with rendered panels	Brick faced,exposed oak & hung tile structure to matchexisting.
Roof covering	pitched plain peg tiled roofs	pitched plain peg tiled roofs to match existing
Windows	timber & timber sash windows.	timber/aluminium sliding window.
External Doors	timber & aluminium sliding doors	timber/aluminium sliding doors.
Ceilings	lath & plastered painted ceilings	plaster boarded, plastered & decorated to match existing.
Internal Walls	lath & plaster & plasterboarded internal walls	Plasterboarded, skimmed & decorated internal walls.
Floors	exposed oak structure floors with timber floor boards over.	exposed oak structure floors with timber floor boards over to match existing.
Internal Doors	period timber doors.	period timber doors to match existing.
Rainwater goods	cast iron/upvc gutters & rwp's	cast iron/upvc gutters & rwp's to match existing.

Are you submitting additional information on submitted plans, drawings or a design and access statement?

☐ Yes ☒ No

If Yes, please state references for the plans, drawings and/or design and access statement

Attached drawings, artists impressions & planning & heritage statements.

10. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

11. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

12. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

13. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

15. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

16. Ownership Certificates and Agricultural Land Declaration

Certificate Of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="James"/>
Surname	<input type="text" value="Lown"/>
Declaration date	<input type="text" value="18/12/2020"/>

☒ Declaration made

17. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)